

# Decision on an application for resource consents under the Resource Management Act 1991



## Decision one – discretionary activity land use consent (s9)

<b>Application numbers:</b>	BUN60386270 (Council Reference) LUC60386272 (s9 land use consent)
<b>Applicant:</b>	Marutūāhu Rōpū and the Waiohua-Tāmaki Rōpū
<b>Site address:</b>	1, 3, 3A, 81A, 119A, 119B and 139 Carrington Road, Mt Albert
<b>Legal description:</b>	Sect 3 SO 520006 – 1 Carrington Road Lot 2 DP 531494 – 3 Carrington Road Lot 1 DP 531494 – 3A Carrington Road Lot 2 DP 156226 – 81A Carrington Road Lot 1 DP 531496 – 119A Carrington Road Lot 2 DP 531496 – 119B Carrington Road Lot 1 DP 515021 – 139 Carrington Road

### **Proposal:**

To construct four public roads, street landscaping, an urban open space, and install new and modify existing infrastructure requiring earthworks, partial demolition of an historic heritage building and tree removals.

Resource consent is required for the following reasons:

## Land use consent (s9) – LUC60386272

### Auckland Unitary Plan (Operative in part)

#### **District land use (operative plan provisions)**

##### *D17 Historic Heritage Overlay*

- To undertake modifications (partial demolition) of non-primary features of a Category A scheduled historic heritage place is a restricted discretionary activity under rule D17.4.1(A9).

##### *E25 Noise and vibration*

- To undertake construction works that do not comply with the standards is a restricted discretionary activity under rule E25.4.1(A2). The following standards are not complied with:
  - Predicted construction noise levels will exceed the levels of Standard E25.6.27 by up to 15dBA at a number of the closest occupied buildings for earthworks and rock breaking activities.

- Predicted construction vibration levels will exceed the levels of Standard E25.6.30 for a number of the closest occupied buildings.

### *E26 Infrastructure*

- To undertake vegetation alteration or removal within riparian margins that does not comply with Standards E26.3.5.2(1) to E26.3.5.2(4) is a restricted discretionary activity under rule E26.3.3.1(A77).
- To undertake the removal of a Flowering Cherry Tree in the Carrington Road reserve is of 4.1m height is a restricted discretionary activity under rule E26.4.3.1(A92).
- To undertake general earthworks over an area of 67,774m<sup>2</sup> and volume of 44,712m<sup>3</sup> (22,356m<sup>3</sup> cut and 22,356m<sup>3</sup> fill), as the earthworks are greater than 2,500m<sup>2</sup> and greater than 2,500m<sup>3</sup> in any zone, is a restricted discretionary activity under rules E26.5.3.1(A97) and (A97A) respectively.
- To undertake general earthworks that do not meet the following standards is a restricted discretionary activity under clause C1.9(2):
  - Earthworks of more than 10m<sup>2</sup> or 5m<sup>3</sup> within riparian yards infringing standard E26.5.5.2(12);
  - Earthworks of 48m<sup>3</sup> within a 100 year annual exceedance probability (AEP) floodplain where up to 10m<sup>3</sup> is permitted under standard E26.5.5.2(18)
- To undertake general earthworks of 707m<sup>3</sup> within an Historic Heritage Extent of Place Overlay, the earthworks is between 5m<sup>3</sup> and 2,500m<sup>3</sup> is a restricted discretionary activity under rule E26.6.3.1(A117).
- To undertake general earthworks of 8,273m<sup>2</sup> and 709m<sup>3</sup> within an Historic Heritage Extent of Place Overlay, is greater than 2,500m<sup>2</sup> is a discretionary activity under rule E26.6.3.1(A118).
- To undertake general earthworks within the Historic Heritage Extent of Place Overlay is within 20m of a building within the scheduled historic heritage place infringes Standard E26.6.5.2(17) is a restricted discretionary activity under clause C1.9(2).
- To relocate Gate 1 road within the Historic Heritage Extent of Place Overlay is a network utility not otherwise provided for and is a discretionary activity under rule E26.8.3.1(A131).

### *E36 Natural hazards and flooding*

- To establish infrastructure within land subject to instability, overland flowpaths and the 1% AEP flood plain not otherwise provided or is a restricted discretionary activity under rule E36.4.1(A56).

### *I334 Wairaka Precinct*

- To connect any roads to the Precinct with a public road is a restricted discretionary activity under rule I334.4.1(A29).
- To undertake development that is not otherwise listed in Table 1334.4.1 that is generally in accordance with the Precinct Plan is a restricted discretionary activity under rule I334.4.1(A31).
- To undertake removal, works in the dripline and pruning of trees identified in Table I334.6.7.1 does not comply with standard I334.6.7 is a restricted discretionary activity under rule C1.9(2). In particular it is proposed to remove a Ngaio (ID 19, Tree 21) and potentially remove a Totara (ID 26, Tree 39) and a Golden Ash (ID 32, Tree 57). Works

in the rootzone of a Golden Ash (ID 34, Tree 58) and tecomanthe climbers (ID 29, Tree 79) are also proposed.

*Note: The ID number refers to the Identification Number of the tree in Table I334.6.7.1 of the AUP(OP), the Tree number refers to the reference number the tree has been given within the Arbor Connect Arboriculture Assessment Report submitted by the applicant.*

## Regional land use (operative plan provisions)

### E26 Infrastructure

- To undertake earthworks of approximately 62,774m<sup>2</sup> including some which has a slope of more than 10 degrees and some that is within the Sediment Control Protection Area is a restricted discretionary activity under rules E26.5.3.1(A106) and (A107).

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consents. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, and Part 2 of the RMA, the resource consent is **GRANTED**.

## Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
  - a. The proposed works within the riparian margin of Wairaka Stream will be managed to minimise potential adverse effects on ecological values. In particular, a bird nesting survey and vegetation removal protocols in spring/summer will be implemented and a lizard scouting and management plan undertaken. The proposed Tree Protection Methodology will ensure the ecological and biodiversity effects on trees to be retained will be minimised.
  - b. The proposed land disturbance will be undertaken with erosion and sediment control plans (ESCPs) in place that meet Guidance Document 05 (GD05) best practice requirements. Chemical treatment and decanting earth bunds will be used due to the scale of works. This will ensure potential sediment discharges during earthworks will be appropriately managed or minimised. The works will not result in adverse stability effects providing they are undertaken in accordance with the recommendations of the geotechnical report which is required as conditions of consent.
  - c. The entry and exit points of existing overland flow paths that cross the site, and their capacity will not be affected, ensuring that upstream and downstream flooding does not result. The road corridors will be designed to ensure that a minimum 300mm freeboard is maintained during 1 in 100 year flood events. A new outfall will be established and upgrades to an existing outfall ensuring improved flood freeboards within the site and improve the current overland flow.

- d. While the proposal results in partial demolition of a Category A building, being the former Oakley Hospital, the works are to the rear elements that are post 1900 and not the primary features. The heritage values of the building will still be legible and appreciated and overall there will be no more than minor adverse effects on heritage values. In addition, the overall project enables the future seismic upgrading of this Category A building which will allow adaptive reuse. A covenant has been offered to require the retention and restoration of the unscheduled former pump house on the wider site, and relandscaping of the area in front of the former Hospital resulting in an enhancement of the sense of place will be undertaken. Heritage New Zealand Pouhere Taonga (HNZPT) have been consulted regarding the works and accept these subject to conditions managing the works that are adopted by the applicant.
- e. There are known archaeological sites within the works area, and appropriate monitoring by an archaeologist is proposed to ensure that if archaeological sites are proposed standard archaeological procedures are implemented to ensure that potential adverse effects are minimised. An Authority to Modify has also been obtained from HNZPT in regard to the proposed works.
- f. While there will be removal of a large amount of vegetation the majority of this is not protected. Protected trees will only be removed where it is a necessity due to the required alignment of the roads. Works in the dripline of any protected trees to be retained will be undertaken in accordance with best practice arboriculture methods. The applicant proposes cohesive streetscape landscaping as part of the proposal, that will be further refined through the Engineering Plan Approval (EPA) process, that will enhance the visual amenity of the streetscape and over time provide ecological benefits.
- g. The proposed roads are of a width and design to Auckland Transport engineering standards, with aspects of detailed layout will be further addressed through the EPA. Overall the roads are designed to an appropriate form commensurate with their functional requirements for the surrounding future residential land use.
- h. The road corridors will contain public underground services including the main trunk services of wastewater, water and stormwater. While the existing activities on the site will continue to use private service lines and connections future development will need new public lines and connections to these new trunk services. The future developments are outside the scope of this consent. At the time of such development the applicant accepts that further assessments of the capacity of the wider water and wastewater networks will also be required and changes made to the development to mitigate any potential effects. The stormwater runoff from the proposing roading has been designed in accordance with the Stormwater Management Plan (SMP) for the precinct including providing treatment and new outfalls. Future development will also be required to meet the requirements of the SMP which may require additional mitigation and upgrading works.
- i. A construction noise and vibration management plan (CNVMP) will be in place throughout works to avoid, remedy or mitigate potential noise and vibration effects. The written approval of the Waitemata District Health Board (WDHB) as owners of the Mason Clinic has been provided and no effect on this activity is therefore considered.

In general, while the works will occur over a three year period due to the linear nature of the project individual receivers will experience noise and vibration for shorter periods, and at times not at all. The applicant will also undertake ongoing direct engagement prior to and during works in close proximity to occupied buildings across the precinct to ensure potential adverse effects are minimised to a reasonable level.

- j. In terms of positive effects, the works will form the primary roading and the trunk service infrastructure network to enable future development of this urban land for residential purposes. The works will also ensure the adaptive reuse and enhancement of an existing historic building that is not protected (the Pump House) retaining connections to the history of the site.
  - k. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular the proposal is consistent with the National Policy Statement on Urban Development 2020, the National Policy Statement on Freshwater 2020 and the relevant objectives and policies of the Auckland Unitary Plan (Operative in part) for the following reasons:

*National Policy Statement on Urban Development 2020 (NPSUD)*

The proposal is consistent with the NPSUD as it provides infrastructure that is necessary to enable the future establishment of housing within urban land of a Tier 1 city.

*National Policy Statement on Freshwater 2020 (NPSFW)*

The proposal is consistent with the NPSFW as appropriate measures including ESCPs will be in place during works to ensure that there is not a sediment discharge into the freshwater network. No works are proposed within stream beds and the works will not affect the habitat of freshwater species. While riparian vegetation and land disturbance will occur this will be managed appropriately and replacement planting undertaken to mitigate the loss of vegetation.

*D13 Notable Trees*

The removal of some, and works in the dripline of other, trees that are specifically protected in the Wairaka Precinct are necessary due to the required alignment of the proposed road. Apart from the totara tree (which may be able to be retained) the trees are not of significant quality or species. A significant number of specimen native trees will be planted within the new streetscapes. These new trees will assist in the mitigation of the loss of the protected trees and provide for continued tree cover and biodiversity.

*D17 Historic heritage overlay*

While the proposal involves partial demolition of an historic heritage building, the overall works programme enables the seismic upgrading and future adaptive reuse of the remaining part of the building. The proposed landscaping to the north of the site will also enhance the sense of place of the main frontage of the building. The works will protect an

unscheduled historic pump station and enable this for adaptive reuse retaining further heritage value of the wider site. The proposed demolition being of the rear later part of the building, ensures the legibility of the historic place is retained and the heritage values are not lost and does not involve loss of the primary features of the building. Overall, despite the partial demolition, the proposal is considered to be appropriate development of this historic heritage place.

#### *E11 Land disturbance – regional*

The proposed land disturbance is necessary to enable the roads to be of an appropriate and safe design. The works will be managed with ESCPs in accordance with GD05 so that best practicable options are utilised for the scale of works. This will ensure that adverse effects are avoided, remedied or mitigated and sediment laden does not discharge into the adjacent freshwater. The works are being undertaken by the rōpū and the project is designed to realise mana whenua values. Accidental discovery protocols will be in place throughout works, with a separate resource consent managing the disturbance of potentially contaminated soil, and an archaeologist on site monitoring during works on previously undisturbed land.

#### *E12 Land disturbance – district*

The proposed earthworks will be suitably controlled by the ESCPs, a construction management plan, CNVMP and construction traffic management plan to ensure that adverse effects from land disturbance are avoided, remedied or mitigated in particular in relation to noise, vibration, dust and lighting. The works will be undertaken in accordance with recommendations of the submitted geotechnical report ensuring geotechnical stability.

#### *E15 Vegetation management*

The proposed removal and works in the dripline of riparian vegetation will be undertaken in accordance with best practice arboricultural methods. The potential for bird nesting and lizard habitat will be specifically addressed prior to works to avoid adverse effects on fauna. Replacement native planting is proposed within riparian corridors and across the streetscape which will provide for improved ecological and biodiversity.

#### *E17 Trees in roads*

The proposed removal of a street tree in Carrington Road is necessary to provide for the intersection design. The tree is not considered to be singularly significant and the removal will be mitigated by the proposed extensive specimen native tree planting in the new road corridors which will provide enhanced tree cover.

#### *E25 Noise and vibration*

The imposition of the CNVMP will ensure that people are protected from unreasonable levels of noise and vibration. The works while over a three year period will only be during daylight hours Monday to Saturday, and due to the linear nature of the project, will not result in continual and ongoing disturbance for any individual receiver. Due to the proximity of some occupied buildings to the works, and the ground conditions, it is not possible to achieve compliance with the construction noise and vibration standards.

#### *E26 Infrastructure*

The proposed roads to vest and public infrastructure are to enable future residential development within this central location. The works will be undertaken in accordance with appropriate management plans and conditions of consent that ensure adverse effects are avoided, remedied or mitigated on the surrounding environment including occupiers of surrounding buildings. The proposed works will provide a high quality streetscape providing amenity for the existing and future activities. The new infrastructure will be located under the roads to vest. The roads have been designed to cater for all road users and modes of transport with separate dedicated pedestrian and cycle ways. The works will be undertaken in a manner that ensures that adverse effects on stormwater runoff do not result.

### *E36 Natural hazards and flooding*

The proposed works will not result in adverse changes to the capacity of overland flowpaths within the site, ensuring that stormwater runoff is conveyed safely from the site. The works will be undertaken, and the roads designed, to provide a decreased flood hazard. The final designed flood velocities will be confirmed as a condition of consent to ensure no adverse change. As such there will not be adverse effects on upstream or downstream properties from the works. The geotechnical assessment provided confirms that the works can be undertaken without instability risks arising.

### *I334 Wairaka Precinct*

The proposal is part of the 'backbone' works to enable comprehensive future residential development of the site, while retaining the existing Mason Clinic, commercial laundry and tertiary education activities. The roading design provides dedicated, safe and well designed pedestrian and cycle connections through the precinct from Carrington Road providing connections to the wider shared path network. While there is partial demolition of an historic heritage building the project overall enables the adaptive reuse of this building and also the retention of the unscheduled historic pump house building on the site. The proposal provides a civic open space around the retained pump house for future public use. The streetscape and landscape design will be cohesive and provide an appropriate level of amenity for the existing and future land uses. The roading design facilitates transport choice and provides appropriate connections onto Carrington Road without affecting its safety and efficiency. While the road alignment is not exactly as identify on the precinct plan it has minimised demolition of the former Oakley Hospital, and loss of protected trees from the site while ensuring the gradients and widths are appropriate for the future use. Works will be undertaken in a manner that avoids, remedies or mitigates adverse effects on the environment particularly in regard to stormwater management and earthworks.

3. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
4. In accordance with section 125 a seven year lapse period for the consent is considered appropriate due to the scale of the works, and the need to cater for existing activities on the site as well as the timing of future development. For the same reasons under section 123 a duration period of seven years is considered appropriate.
5. In the context of this proposal for a discretionary activity land use consent, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent

set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

6. Overall, the proposal will have actual and potential effects that are acceptable and is consistent with the objectives and policies of the Auckland Unitary Plan (Operative in part). For the same reasons the proposal is consistent with Part 2 of the RMA. Therefore consent can be granted subject to the conditions below.

## Conditions

Under sections 108 and 108AA, of the RMA, this consent is subject to the following conditions:

1. This consent must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number BUN60386270 and LUC60386272.
  - Application Form and Assessment of Environmental Effects titled “Carrington Backbone Works” prepared by Tattico Limited, dated November 2021.

Report title and reference	Author	Rev	Dated
Carrington Development Backbone Works – Preliminary Design – Civil Design Report	Beca	5	31 August 2021
Streetscape – Backbone Works Carrington – Landscape Preliminary Design – Resource Consent Issue	Boffa Miskell	6	August 2021
Former Carrington Hospital Site – Proposed Infrastructure A Heritage Impact Assessment	Dave Pearson Architects		August 2021
Arboricultural Assessment Report	ArborConnect	3	31 August 2021
Carrington Backbone Works project: archaeological assessment	CFG Heritage		12 August 2021
Carrington Backbone Works Resource Consent – Acoustics	Marshall Day Acoustics	4	6 December 2021
Carrington Backbone Works Project Ecological Assessment	Boffa Miskell	1	26 July 2021
Carrington Backbone Works Geotechnical Factual Report	Beca	2	30 June 2021
Carrington Backbone Works Geotechnical Interpretative Report	Beca	2	16 July 2021
Overland Flow Impact Assessment Memo	Beca		17 December 2021
Carrington Backbone Works: archaeological works plan	CFG Heritage		28 November 2021
Drawing title and reference	Author	Rev	Dated



Site Clearance & Demolition Overall Layout – 3126447-CA-2100	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 1 – 3126447-CA-2101	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 2 – 3126447-CA-2102	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 4 – 3126447-CA-2104	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 5 – 3126447-CA-2105	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 6 – 3126447-CA-2106	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 7 – 3126447-CA-2107	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 8 – 3126447-CA-2108	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 9 – 3126447-CA-2109	Beca	E	31.08.21
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Roading Layout Sheet 4 – 3126447-CA-3104	Beca	E	31.08.21

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Roding Layout Sheet 9 – 3126447-CA-3109	Beca	E	31.08.21
Roding Longitudinal Sections Sheet 1 – 3126447-CA-3201	Beca	E	31.08.21
Roding Longitudinal Sections Sheet 2 – 3126447-CA-3202	Beca	E	31.08.21
Roding Longitudinal Sections Sheet 3 – 3126447-CA-3203	Beca	E	31.08.21
Roding Longitudinal Sections Sheet 4 – 3126447-CA-3204	Beca	E	31.08.21
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Roding Typical Cross Sections Sheet 2 – 3126447-CA-3232	Beca	E	31.08.21
Roding Typical Cross Sections Sheet 3 – 3126447-CA-3233	Beca	E	31.08.21
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Roding Typical Cross Sections Sheet 6 – 3126447-CA-3236	Beca	E	31.08.21
Roding Typical Cross Sections Sheet 7 – 3126447-CA-3237	Beca	E	31.08.21
Roding Detailed Cross Sections Sheet 1 – 3126447-CA-3251	Beca	E	31.08.21
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Roading Detailed Cross Sections Sheet 10 – 3126447-CA-3260	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 11 – 3126447-CA-3261	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 12 – 3126447-CA-3262	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 13 – 3126447-CA-3263	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 14 – 3126447-CA-3264	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 15 – 3126447-CA-3265	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 16 – 3126447-CA-3266	Beca	E	31.08.21
Stormwater Overall Layout – 3126447- CA-4100	Beca	E	31.08.21
Stormwater Layout Sheet 1 – 3126447- CA-4101	Beca	E	31.08.21
Stormwater Layout Sheet 2 – 3126447- CA-4102	Beca	E	31.08.21
Stormwater Layout Sheet 4 – 3126447- CA-4104	Beca	E	31.08.21
Stormwater Layout Sheet 5 – 3126447- CA-4105	Beca	E	31.08.21
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Stormwater Layout Sheet 7 – 3126447- CA-4107	Beca	E	31.08.21
Stormwater Layout Sheet 8 – 3126447- CA-4108	Beca	E	31.08.21
Stormwater Layout Sheet 9 – 3126447- CA-4109	Beca	E	31.08.21
Stormwater Details Sheet 1 – 3126447- CA-4301	Beca	E	31.08.21
Stormwater Details Sheet 2 – 3126447- CA-4302	Beca	E	31.08.21
Wastewater Overall Layout – 3126447- CA-5100	Beca	E	31.08.21

Wastewater Layout Sheet 1 – 3126447-CA-5101	Beca	E	31.08.21
Wastewater Layout Sheet 2 – 3126447-CA-5102	Beca	E	31.08.21
Wastewater Layout Sheet 4 – 3126447-CA-5104	Beca	E	31.08.21
Wastewater Layout Sheet 5 – 3126447-CA-5105	Beca	E	31.08.21
Wastewater Layout Sheet 6 – 3126447-CA-5106	Beca	E	31.08.21
Wastewater Layout Sheet 7 – 3126447-CA-5107	Beca	E	31.08.21
Wastewater Layout Sheet 8 – 3126447-CA-5108	Beca	E	31.08.21
Wastewater Layout Sheet 9 – 3126447-CA-5109	Beca	E	31.08.21
Water Reticulation Overall Layout – 3126447-CA-6100	Beca	E	31.08.21
Water Reticulation Sheet 1 – 3126447-CA-6101	Beca	E	31.08.21
Water Reticulation Sheet 2 – 3126447-CA-6102	Beca	E	31.08.21
Water Reticulation Sheet 4 – 3126447-CA-6104	Beca	E	31.08.21
Water Reticulation Sheet 5 – 3126447-CA-6105	Beca	E	31.08.21
Water Reticulation Sheet 6 – 3126447-CA-6106	Beca	E	31.08.21
Water Reticulation Sheet 7 – 3126447-CA-6107	Beca	E	31.08.21
Water Reticulation Sheet 8 – 3126447-CA-6108	Beca	E	31.08.21
Water Reticulation Sheet 9 – 3126447-CA-6109	Beca	E	31.08.21
Power Overall Layout – 3126447-CA-7200	Beca	E	31.08.21
Power Layout Sheet 1 – 3126447-CA-7201	Beca	E	31.08.21
Power Layout Sheet 2 – 3126447-CA-7202	Beca	E	31.08.21
Power Layout Sheet 4 – 3126447-CA-7204	Beca	E	31.08.21
Power Layout Sheet 5 – 3126447-CA-7205	Beca	E	31.08.21

Power Layout Sheet 6 – 3126447-CA-7206	Beca	E	31.08.21
Power Layout Sheet 7 – 3126447-CA-7207	Beca	E	31.08.21
Power Layout Sheet 8 – 3126447-CA-7208	Beca	E	31.08.21
Power Layout Sheet 9 – 3126447-CA-7209	Beca	E	31.08.21
Communications Overall Layout – 3126447-CA-7300	Beca	E	31.08.21
Communications Layout Sheet 1 – 3126447-CA-7301	Beca	E	31.08.21
Communications Layout Sheet 2 – 3126447-CA-7302	Beca	E	31.08.21
Communications Layout Sheet 4 – 3126447-CA-7304	Beca	E	31.08.21
Communications Layout Sheet 5 – 3126447-CA-7305	Beca	E	31.08.21
Communications Layout Sheet 6 – 3126447-CA-7306	Beca	E	31.08.21
Communications Layout Sheet 7 – 3126447-CA-7307	Beca	E	31.08.21
Communications Layout Sheet 8 – 3126447-CA-7308	Beca	E	31.08.21
Communications Layout Sheet 9 – 3126447-CA-7309	Beca	E	31.08.21
Outfall 05 Overland Flow Path Indicative Details – 3126447-CA-K148	Beca	B	01.02.22
Stormwater Alternative Layout Plan Outfall 03 in WDHB – 3126447-CA-K137	Beca	B	27.01.22
Stormwater Catchment Plan Existing – 1% ARI – 3126447-CA-K088	Beca	C	01.11.21
Stormwater Catchment Plan Proposed – 1% ARI – Option E - 3126447-CA-K117	Beca	C	19.11.21
Overland Flow Road Profile Capacity Sketch - 3126447-CA-K128	Beca	B	19.11.21
Overland Flow Ponding Depths Sketch – 3126447-CA-K129	Beca	C	
Stormwater Treatment Device Catchment Plan – 3126447-CA-K138	Beca	A	08.12.21
Stormwater Treatment Flow Discharge Details to RG-1.5.1 – 3126447-CA-K139	Beca	A	08.12.21
Sheet 01 – Gate 1 Road	Boffa Miskell		
Sheet 02 – Gate 1 Road	Boffa Miskell		
Sheet 03 – Spine Road - Gate 1 Road	Boffa Miskell		

Sheet 04 – Spine Road + Gate 2 Road Intersection	Boffa Miskell
Sheet 05 – Spine Road + Gate 3 Road Intersection	Boffa Miskell
Sheet 06 – Spine Road	Boffa Miskell
Sheet 08 – Gate 3 Road	Boffa Miskell
Sheet 09 – Gate 3 Road	Boffa Miskell
Sheet 10 – Gate 2 Road	Boffa Miskell
Open Space Strategy – Northern Open Space – Landscape Plan	Boffa Miskell
Open Space Strategy – Civic Space – Landscape Plan	Boffa Miskell
Materials and Furniture Strategy	Boffa Miskell
Street Tree Placement Strategy	Boffa Miskell
Typical Tree Pit Detail	Boffa Miskell
Street Tree Species Strategy	Boffa Miskell
Vegetation Strategy	Boffa Miskell

Other additional information	Author	Rev	Dated
Letter titled “Carrington Backbone Works – Response to s92 request (BUN60386270 / LUC60386272 / SUB60386271 / WAT60386606)”	Tattico		2 November 2021
Letter titled “BUN60386270 – Carrington Backbone Works, Response to Arboricultural Matters”	Tattico		6 December 2021
Letter titled “Carrington – Backbone Works Carrington Backbone Works – BUN60386270 – Section 92 Response additional queries – Geotechnical	Beca		20 December 2021
Email titled “Carrington Backbone – stormwater responses from Beca”	Ross Cooper, Tattico		13 December 2021
Email titled “RE: Carrington Backbone – stormwater and flooding requests	Ross Cooper, Tattico		24 January 2022
Letter titled “(Former) Carrington Hospital (Oakley Hospital)” 1, 3, 3A, 81A, 119A, 119B and 139 Carrington Road, Auckland List No. 96 / Cat. 1	Heritage New Zealand Pouhere Taonga		22 March 2022
Email titled “RE: BUN60386270 – 1 Carrington Road – AT Matters”	Dale Paice, Beca		31 March 2022

- Under section 125 of the RMA, this consent lapses seven (7) years after the date it is granted unless:

- a. The consent is given effect to; or
  - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,026 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

*Advice note:*

*The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, will be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.*

4. Consent LUC60386272 must expire seven (7) years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

## **Pre-works conditions**

### **Works to the former Oakley Hospital Main Building**

5. This consent only provides for the demolition of the rear portions of the eastern and southern wings of the former Oakley Hospital Main Building to return the building to the location of the previous external walls as limited to the area shown on the plans in the Heritage Impact Assessment prepared by Dave Pearson Architects referenced in Condition 1.
6. All works to the former Oakley Hospital Main Building must be undertaken in accordance with the requirements of the Heritage New Zealand Pouhere Taonga letter dated 22 March 2022 referenced in Condition 1.
7. The consent holder must engage a suitably qualified and experienced heritage specialist (referred to in these conditions as ‘the nominated heritage specialist’) to supervise all heritage related demolition works of the former Oakley Hospital Main Building, to ensure that the proposal is carried out in accordance with the conditions of this consent. The name and qualifications of this specialist must be provided to the Council prior to construction commencing.
8. Prior to the lodgement of any building consent application relating to demolition/deconstruction of the former Oakley Hospital Main Building and in all cases prior to the commencement of demolition and/or deconstruction, a Heritage Protection Plan (HPP) must be prepared by the consent holder and their nominated heritage specialist and submitted to the Council for certification. The HPP must outline the management processes that will be put in place to guide the demolition and construction works in relation to heritage, to ensure that the works are undertaken in accordance with

good practice conservation principles and methods, so as to avoid, mitigate or remedy adverse effects.

The HPP must at a minimum include the following:

- a) Extent of Works: Detailed investigations confirming the extent of works required, particularly to section BD;
- b) Recording: Further details of the final building recording strategy (to be read in conjunction with Condition 71);
- c) Protection of Heritage Fabric: Outline of methods measures that will be taken to protect existing heritage fabric from damage during construction;
- d) Retention of Heritage Items: Salvage protocol and storage location for retaining items of particular heritage value;
- e) Water Ingress: Outline of methods to protect the building from water damage; and
- f) Reinstatement Plan: Details of the final form of the residual exposed façades.

The HPP must be provided to the Council for certification at least 10 working days prior to works associated with the demolition / deconstruction of the former Oakley Hospital Main Building commencing. All works must be carried out in accordance with the certified HPP.

*Advice note:*

*It is recommended that Heritage New Zealand Pouhere Taonga is also consulted during development of the HPP.*

### **Pump House Covenant**

9. Prior to demolition of the southern elements (central and eastern wings) of the former Oakley Hospital Main Building detailed within this consent, the consent holder must at no cost to the Council register a restrictive covenant on the Pump House (Building 33). The covenant must stipulate the following outcomes:
  - a) The Pump House (Building 33) must be retained, restored and adaptively re-used as partial mitigation for the loss of heritage values within the Oakley Hospital Main Building proposed under resource consent LUC60386272 (being part of BUN60386270);
  - b) The Pump House site is likely to necessitate additional building and / or additions to support an appropriate and viable activity within the building; and
  - c) That prior to implementation of any physical works to the Pump House associated with the above, the works must be detailed showing how they address the outcomes sought by the policies of Chapter D17 (Historic Heritage) of the Auckland Unitary Plan (Operative in Part) to the satisfaction of Auckland Council Heritage Manager.

A copy of the updated Computer Register (Record of Title) showing that the covenant has been registered must be provided to Council prior to the commencement of any demolition works.

### **Flood velocity**



10. The consent holder must provide engineering reporting to support the calculated velocity of floodwaters and overland flows through the road reserve for the Council certification. Works must not commence until certification is received from the Council.

*Advice Note*

*The consent holder is advised that the review of this information will require input from Auckland Transport. It is recommended that the report is submitted as early as possible to avoid delays with certification being provided.*

### **Road Safety Audit**

11. The consent holder must undertake an Independent Road Safety Audit Assessment (RSA) and Non-Motorised User Audit (NMU) of the new roads and provide a copy of the audit reports to the Council. The findings of the audits must be incorporated into the detailed design of the roads.

*Advice note:*

*The completed audit reports will also be required to be submitted with the Engineering Plan Approval application to Council.*

### **Erosion and Sediment Control Plans**

12. Prior to the commencement of earthworks activity on the subject site for each stage, Stage-Specific Erosion and Sediment Control Plans (SSESCPs) must be prepared in accordance with Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' (GD05) and submitted to the Council. No earthworks activity on the subject site must commence for each stage until written certification from Council is provided that the SSESCP meets the requirements of GD05, and includes sufficient detail to address the following matters:

- a) Final methodologies including areas of trenching or thrusting for services;
- b) Staging, timing and duration of earthworks and construction works;
- c) Specific erosion and sediment control measures (location, dimensions, capacity);
- d) Supporting calculations and design drawings, as necessary;
- e) Catchment boundaries and contour information;
- f) Dewatering methodology for open trench excavations;
- g) Details relating to the management of exposed areas and final stabilisation measures (e.g. grassing, mulching, aggregate); and
- h) Monitoring and maintenance requirements.

*Advice note:*

*In the event that minor amendments to the SSESCPs are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the SSESCPs may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council, prior to implementation to confirm that they are within the scope of this consent.*

## **Chemical Treatment Management Plan**

13. Prior to the commencement of earthworks activity on the subject site for each stage, a Stage Specific Chemical Treatment Management Plan (ChemTMP) must be prepared in accordance with GD05 and submitted to Council for written certification. No earthwork activities must commence until written certification is provided by Council that the ChemTMP meets the requirements of GD05, and the measures referred to in that plan have been put in place.

The ChemTMP must include as a minimum:

- a) Specific design details of chemical treatment system based on a rainfall activated dosing methodology for any decanting earth bund and manual dosing for any settlement tanks or other impoundment devices;
  - b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
  - c) Details of optimum dosage (including assumptions);
  - d) Results of initial chemical treatment trial;
  - e) A spill contingency plan; and
  - f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
14. All decanting earth bunds and any other impoundment devices must be chemically treated in accordance with the certified ChemTMP. All measures required by the ChemTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.

## **Contamination**

15. Contamination remediation in relation to the works area is being managed through separate resource consent BUN60388418 and the consent holder is bound by the conditions of that resource consent. Remediation works may be undertaken as part of this consent (LUC60386272), in which case any pre-requisite actions specified in the conditions of BUN60388418 must be actioned prior to commencement of earthworks within any intended stage of this consent.

## **Construction Management Plan**

16. The consent holder must submit a Construction Management Plan (CMP) to the Council for certification at least two weeks prior to any works commencing on site (or prior to the commencement of each stage if works are staged). The Construction Management Plan must specify at a minimum the construction timetable, construction methods, general site management, site reinstatement upon completion of works. All activities associated with construction activity on the site must be in accordance with the certified CMP. No construction activity must commence until certification is provided by the Council and all measures identified in that CMP as needing to be put in place prior to commencement of works have been undertaken.

## Construction Traffic Management Plan

17. Prior to the commencement of any earthworks or construction activity on the site (or prior to the commencement of each stage if works are staged), the consent holder must submit to Council, a Construction Traffic Management Plan (CTMP) for certification. The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and must be consistent with the New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment, including pedestrian and cycle traffic. The CTMP must also:
- a) Provide a parking management plan for construction traffic.
  - b) Address the transportation and parking of oversize vehicles (if any).
  - c) Provide appropriate loading / working areas to minimise disruption to traffic.
  - d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.
  - e) Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.
  - f) Ensure the site access point must be clearly signposted.
  - g) Include measures that are to be adopted to ensure that pedestrian access on the public footpaths in the vicinity of the site is safe during construction works.
  - h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.
  - i) Detail how the works will be undertaken to minimise the impact on public transport.
  - j) Identify proposed numbers and timing of heavy vehicle movements throughout the day.
  - k) Identify the location of vehicle and construction machinery access during the period of site works.
  - l) Identify the storage and loading areas for materials and vehicles.
  - m) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport road network of any road closures and a plan to mitigate these effects.
  - n) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.
  - o) Identify the relevant Auckland Transport approvals.

The certified CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. Where modelling has been done and monitoring shows it deviates adversely from the modelled performance, the consent holder will be required to take corrective action as required by Council.

*Advice note:*

*Please include the CTMP in the application for a Corridor Access Request to Auckland Transport.*

## **Noise and vibration**

18. Construction vibration relating to the risk of cosmetic building damage shall comply with the Auckland Unitary Plan (Operative in Part) Standard E25.6.30(1)(a). Where compliance is predicted not to be practicable:
- a) The Consent Holder shall, prior to the commencement of rock breaking within 8m of the following properties, contact the owners of the property to seek their agreement to a Pre-Construction Building Condition Assessment of the building on their property and to provide access within 2 weeks for the Assessment to be undertaken:
    - MC8 – Mason Clinic
    - MC9 – Mason Clinic
    - MC13 – Mason Clinic
    - MC14 – Mason Clinic.
  - b) If the agreements listed in condition (a) above are not obtained within 2 weeks of first contact, the Consent Holder shall not be required under these conditions to undertake a Pre-Construction Building Condition Assessment for that property.
  - c) If the agreements listed in condition (a) above are obtained within 2 weeks, the Consent Holder shall employ a suitably qualified person to undertake a Pre-Construction Building Condition Assessment for that property.
  - d) The Consent Holder shall provide a copy of the Pre-Construction Building Condition Assessment Report to the relevant property owner and the Auckland Council Monitoring Officer within 2 weeks of the Pre-Construction Building Condition Assessment Report being received by the Consent Holder.
  - e) The Consent Holder shall, within 1 month of the completion of (identified activity), contact the owners to which condition (c) above applies to provide access to undertake a Post-Construction Building Condition Assessment.
  - f) If the agreements listed in condition (e) above are not obtained within 2 weeks of first contact, the Consent Holder shall not be required under these conditions to undertake a Post-Construction Building Condition Assessment for that property.
  - g) If the agreements listed in condition (e) above are obtained within 2 weeks, the Consent Holder shall employ a suitably qualified person to undertake a Post-Construction Building Condition Assessment for that property.

- h) The Consent Holder shall provide a copy of the Post-Construction Building Condition Assessment Report to the relevant property owner and the Auckland Council Monitoring Officer within 2 weeks of the Post-Construction Building Condition Assessment Report being received by the Consent Holder.
  - i) Where a Post-Construction Building Condition Assessment confirms any damage to a building as a result of (identified activity) vibration, the Consent Holder shall be required to rectify the damage at its own cost, as soon as practicable, in consultation with the owner of the property and if access is provided.
19. A Construction Noise and Vibration Management Plan (CNVMP) must be prepared by a suitably qualified person and submitted to Auckland Council for certification at least 10 days prior to the commencement of the works (or prior to the commencement of each stage if works are staged). The objective of the CNVMP is to provide a framework for the development and implementation of the Best Practicable Option (BPO) for the management of construction noise and vibration effects to achieve the construction noise and vibration standards set out in Conditions 18, 45, 46, and 47 to the extent practicable. At a minimum, the CNVMP must address the relevant measures in Annex E of NZS 6803:1999 “Acoustics – Construction Noise” and Appendix B of DIN 4150-3:1999 “Structural vibration – Part 3 Effects of vibration on structures”. The CNVMP must be implemented throughout the Project and a copy must be maintained on site at all times during implementation of the works enabled under this consent.

The memo entitled “Mason Clinic Mitigated noise levels” dated 12 April 2022 and prepared by Marshall Day Acoustics (including the noise levels detailed in table 2) shall be used as a basis for establishing the BPO as it relates to Mason Clinic Buildings MC6, MC7, MC8, MC9 and MC15.

During the preparation of the CNVMP, the consent holder must provide the Waitematā District Health Board (WDHB) with the opportunity to review and provide feedback on the document where it relates to Mason Clinic property and operations. The CNVMP must include records of any consultation with WDHB relating to demolition, excavation and construction works in proximity to Mason Clinic buildings where exceedance of the relevant construction noise and / or vibration limits is anticipated, including any specific mitigation measures to be implemented during those works.

Where a reasonable complaint relating to the noise and / or vibration levels of works being undertaken under this consent is received by the consent holder (directly or via Auckland Council) from the WDHB in relation to the Mason Clinic (as the owner and occupier of the land adjoining the backbone / spine road within the Wairaka Precinct), the consent holder must confirm to Auckland Council that the BPO is being implemented. If it is determined by Auckland Council that the BPO is not being met, the consent holder must undertake a review of the BPO and update the CNVMP required under this Condition.

### **Landscape and Management Plan**

20. A final landscape planting and management plan (with supporting specifications) must be prepared and submitted to Council for approval prior to construction commencing (or prior to the commencement of each stage if works are staged) for all planting within the road corridor and open space areas to be vested with the Council.

The landscape planting and management plan must include the following:

- Annotated planting plans which communicate the proposed location and extent of all areas of planting.
- Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planting.
- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.
- An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and information. However the extent of vegetation must be reduced, and the number of specimen trees increased, compared to the conceptual plans.
- Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
- Ensure that species are able to maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
- Include a planting methodology and maintenance programme.
- Include a weed management plan detailing weed eradication and control methods prior to and after planting.
- Identify the existing species to be retained.
- Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping.

The final landscape plan must be implemented as part of the construction works.

### **Lizard Management**

21. Prior to any vegetation clearance from weedy edges of the roadside margins and, in particular, from the riparian margins of the Wairaka Stream a lizard and lizard habitat survey must be undertaken by a qualified herpetologist to determine the likelihood of native herpetofauna being present. For completeness, no lizard survey (or management) will be required where grass is mown and trees are isolated.
22. If under Condition 21 native herpetofauna is present, prior to the commencement of any vegetation removal works the consent holder must submit and have certified by Council, a Lizard Management Plan (LMP) prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP Plan must be designed so as to achieve the following two objectives:

- a) The population of each species of native lizard present on the site at which vegetation clearance is to occur must be maintained or enhanced, either on the same site or at an appropriate alternative site; and
- b) The habitat(s) that lizards are transferred to (either on site or at an alternative site, as the case may be) will support viable native lizard populations for all species present pre-development.

The LMP must address the following (as appropriate):

- Credentials and contact details of the ecologist/herpetologist who will implement the plan.
- Timing of the implementation of the LMP.
- A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols (including method used to identify suitable relocation site(s)), nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.
- A description of the relocation site; including discussion of:
  - (provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released skinks that have been rescued;
  - any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;
  - any weed and pest management to ensure the relocation site is maintained as appropriate habitat.
- Monitoring methods, including but not limited to: baseline surveying within the site, baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites, ongoing annual surveys / monitoring for three (3) years to evaluate translocation success.
- A post-vegetation clearance search for remaining lizards.

*Advice note:*

*Please note that it is recommended that the lizard management plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day), to enable the physical search for gecko's following felling of trees and shrubs and to rescue any skinks from ground cover vegetation and terrestrial retreats.*

### **Arboriculture**

*Note: all Tree numbers referenced within these conditions are references to the numbering set out in Arboricultural Assessment Report prepared by Arbor Connect dated 31 August 2021 as referenced in Condition 1 above.*

23. A suitably experienced arborist ('nominated arborist') must be employed by the consent holder, at the consent holder's expense, to monitor, supervise and direct all works within the drip line or in the vicinity of those protected trees to be retained, for the duration of the works.
24. Before the pre-commencement meeting required by Condition 27, the consent holder must confirm to the Council in writing whether Trees 39, 57, 74 and 80 - 82 (as set out in the Arboricultural Assessment Report prepared by ArborConnect and referenced in Condition 1 above) can be retained or if they will be removed as part of the works.

### **Pre-commencement meetings**

25. Prior to the commencement of any earthworks for each stage, the consent holder must hold a pre-start meeting that:
  - is located on the subject site
  - is scheduled not less than five days before the anticipated commencement of earthworks
  - includes Auckland Council Compliance Monitoring officer[s]
  - includes representation from the contractors who will undertake the works

The meeting must discuss the erosion and sediment control measures and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent,
- Resource consent conditions,
- Stage Specific Erosion and Sediment Control Plans (SSESCPs), and
- Chemical Treatment Management Plan (CTMP).

*Advice note:*

*To arrange the pre-start meeting please contact the Council to arrange this meeting on [monitoring@aucklandcouncilgovt.nz](mailto:monitoring@aucklandcouncilgovt.nz), or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.*

26. Prior to any works commencing on the former Oakley Hospital a pre-commencement meeting must be held with the Builder, Architect, and Nominated Heritage Specialist (on behalf of the consent holder) and Council's compliance monitoring officer and heritage specialist on site to ensure that all pre-construction measures required by the HPP have been implemented, and that correct heritage process is understood and followed.
27. Before any site works commence, a pre-commencement site meeting must be held so that the nominated arborist can explain the tree protection methodology that pertains to the retained vegetation to all contractors or sub-contractors who will be working on-site within the root zone of or adjacent to, any of the retained vegetation.



## During works conditions

### Works in Bird Nesting Season

28. All tree removal and vegetation clearance must occur outside the main native bird nesting season (early September until the end of February) to minimise any disturbance risk that vegetation removal would have on nesting birds. If vegetation clearance is unavoidable during the main native bird nesting season, a suitably qualified terrestrial ecologist or ornithologist must undertake a native bird nesting survey immediately prior to any tree removal or vegetation clearance and, if nests are found, the nest area and 20m circumference is left undisturbed until nesting has been completed to the satisfaction of Council.

### Lizard Management

29. Should the LMP of Condition 22 be required all works on site must comply with this certified LMP. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP must certify that the lizard related works have been carried out according to the certified LMP within two weeks of completion of the vegetation clearance works.

### Arboriculture

30. A copy of this tree protection methodology must be held on-site at all times.
31. An integral requirement for protecting the retained vegetation within the site will be the continued and documented monitoring of conditions during the construction process. The nominated arborist must maintain a log of visits to the site and works undertaken on those visits.
32. The installation of any silt control applied during construction must utilise filter socks rather than dug-in materials in the protected trees' root zone.
33. Any excavation works within the root zone of any protected tree to be retained must be undertaken under the supervision of the nominated arborist.
34. All roots encountered during excavations that require severance must be cleanly cut back to the excavation face using handsaw or secateurs by the nominated arborist. All exposed roots and root ends must be covered to prevent them from drying out by a covering of Hessian (or acceptable alternative) that is to be kept damp until the excavated area can be backfilled. Roots that can potentially come into contact with wet concrete must be covered by plastic before the concrete being poured.
35. Protective fencing to protect the retained trees must be installed before any consented works are undertaken in proximity to a retained tree. All fencing must be fit for purpose. The purpose of the protective fencing is to provide an area around the retained trees to facilitate their successful retention during the construction process. The exact extent and location of the temporary protective fencing, including whether it is actually necessary to install a temporary fence given the distance to the consent works) must be finalised on-site before works begin within each stage of implementation, by the consent holder's nominated arborist. All required fences must be constructed so that they are not easily moved.

36. The area within the temporary protective fencing is to be considered a total exclusion zone as follows:
- No storage of diesel, cement, building materials, site huts, spoil etc., within the delineated area.
  - No spillages of substances likely to be harmful to tree health within seepage distance of the delineated area.
  - No alteration to the dimensions of the delineated area without the prior approval of the nominated arborist.
  - No access into or works within the delineated area without the prior approval of the nominated arborist.
37. The consent holder is responsible for maintaining the condition of the temporary protective fencing, however, the condition, repair and location of the protective fencing must be regularly inspected by the consent holders nominated Arborist as part of the routine tree-monitoring programme.
38. The nominated arborist must undertake all remedial pruning works necessary, including the pruning of tree roots uncovered during excavations, in accordance with documented arboricultural standards. In any instance where roots are removed, the appointed arborist must be satisfied that (taking into consideration the tree species, age, condition and tolerance to root pruning) the long term health and stability of the tree will not be compromised.
39. If, during the construction process, the nominated arborist identifies that the consented works may be affecting the health of a tree, they may recommend installing irrigation systems, mulch, or remedial pruning works if required to improve the trees' health.

## **Archaeology**

*Advice note:*

*In the event of any inconsistency between the requirements of archaeological conditions below (Conditions 40 to 44) and the Archaeological Authority (Authority No: 2022/378) issued by Heritage New Zealand Pouhere Taonga, the conditions of the Archaeological Authority shall take precedence.*

40. The consent holder must undertake monitoring of earthworks as detailed within the 'Archaeological Works Plan' prepared by CFG Heritage referenced in Condition 1.
41. In the event of kōiwi (human remains) being uncovered during any future construction, work must cease immediately and mana whenua contacted so that suitable arrangements can be made
42. If, at any time during site works, sensitive materials (kōiwi / human remains, an archaeology site, a Māori cultural artefact, a protected NZ object, contamination, or a lava cave greater than 1m in diameter) are discovered, then the protocol set out in standards E11.6.1 and E12.6.1 of the Auckland Unitary Plan (Operative in Part) must be followed. In summary these are:

- a) All works must cease in the immediate vicinity (at least 20m from the site of the discovery) and the area of the discovery must be secured including a buffer to ensure all sensitive material remains undisturbed.
  - b) The consent holder must immediately advise the Rōpū, Council, Heritage New Zealand Pouhere Taonga and Police (if human remains are found) and arrange a site inspection with these parties.
  - c) If the discovery contains kōiwi, archaeology or artefacts of Māori origin, representatives from the Rōpū are to be provided information on the nature and location of the discovery.
  - d) The consent holder must not recommence works until the steps set out in the above mentioned standards have been followed and commencement of works approved by Council.
43. If any unrecorded archaeological sites are exposed because of consented work on the site, then these sites must be recorded by the consent holder for inclusion within the Auckland Council Cultural Heritage Inventory. The consent holder must prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Council within three (3) months of discovery of these sites.
44. All works must follow standard archaeological procedure involved when archaeological contexts are exposed, including plan and stratigraphic profile drawings. The excavation within unmodified ground must be undertaken with only a flat-edged bucket in fine spits under the instruction of an archaeologist to expose stratigraphic layers and potential archaeological features.

### **Noise and Vibration**

45. Except as provided for in Condition 46 below, construction noise shall, as far as practicable, comply with Auckland Unitary Plan (Operative in Part) Standard E25.6.27, when measured and assessed at 1 metre from the façade of occupied rooms, in accordance with NZS 6803:1999: Acoustics – Construction Noise.
46. Noise arising from construction works must not exceed 50 dB LAeq within occupied noise sensitive spaces (i.e. clinic and sleeping areas) within Mason Clinic buildings, except that noise levels of between 50 dB LAeq and 65 dB LAeq within Mason Clinic buildings MC6, MC7, MC8, MC9 and MC15 (as identified within the application material) are enabled, subject to the implementation of the Best Practicable Option via the Construction Noise and Vibration Management Plan required under Condition 19, and satisfying the requirements of Conditions 48 and 49.

In the event that access to Mason Clinic buildings is not available to undertake monitoring of received noise levels within the above-stated buildings / spaces, the noise levels shall be assessed at 1 metre from the building façade, and the relevant noise level plus 20 decibels will apply at that point.

47. Construction vibration relating to amenity effects shall, as far as practicable, comply with the Auckland Unitary Plan (Operative in Part) Standard E25.6.30(1)(b).

48. The consent holder shall provide Mason Clinic (WDHB) with a programme of those “noisy activities” (being those anticipated to exceed 50 dB LAeq internally within Mason Clinic Buildings MC6, MC7, MC8, MC9 and MC15(which have been identified as containing sensitive receivers) and supporting plans / information identifying the location of the works and the buildings affected, at least two weeks prior to their planned occurrence. Any significant change (i.e. additional noisy activities) to this programme shall be provided to the Mason Clinic to ensure that two weeks’ notice is provided of potential exceedances. Any smaller changes (i.e. noisy work takes a day or two longer than anticipated) shall be provided to the Mason Clinic as soon as practicable to ensure advanced notice of any potential exceedances.
49. The consent holder must conduct noise monitoring following the commencement of those “noisy activities” identified within the programme required under Condition 48 above, to confirm the actual noise levels compared to predictions at the buildings identified in Condition 46. The monitoring programme shall be set out in the CNVMP. Noise measurements must be taken by a suitably qualified and experience acoustic specialist using calibrated sound meters in general accordance with NZS 6801:2008 “Acoustics – Measurement of environmental sound”. If actual noise levels exceed the predicted levels set out in Condition 46 above, the consent holder must advise the WDHB, and undertake a review of the BPO and update the CNVMP required under Condition 19 above to mitigate any such exceedances. The consent holder shall consult with the WDHB in respect of any review of the BPO and any update of the CNVMP.

## **Earthworks**

50. Prior to the commencement of the earthworks activity for each stage of works, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the certified SSES CP for that stage.
51. Within ten (10) working days following implementation and completion of the specific erosion and sediment controls required by the SSES CP and prior to commencement of the earthworks activity for each stage, a suitably qualified and experienced person must provide written certification that the erosion and sediment control measures have been constructed in accordance with the relevant SSES CP and Auckland Council Guidance Document GD05; Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05), to the Council. Written certification must be in the form of a report or any other form acceptable to the council.

*Advice note:*

*Certification of the sediment and erosion control structure(s) should contain sufficient details to address the following matters:*

- *Details on the contributing catchment area*
- *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
- *Dimensions and shape of structure*
- *Position of inlets/outlets*

- *Details regarding the stabilisation of the structure*
52. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the SSESPs must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to Council on request.
53. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of Council.
54. Earthworks must be progressively stabilised against erosion at all stages of the earthworks activities and must be sequenced to minimise the discharge of sediment to surface water.

*Advice note:*

*Earthworks must be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:*

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

*It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Council for more details. Alternatively, please refer to GD05.*

55. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion to the satisfaction of the Council.

*Advice note:*

*Measures to stabilise against erosion may include:*

- *the use of mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

*The on-going monitoring of these measures is the responsibility of the consent holder.*

*It is recommended that you discuss any potential measures with Council who will guide you on the most appropriate approach to take. Please contact Council on [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) for more details. Alternatively, please refer to GD05.*

56. Erosion and sediment control measures must be constructed and maintained in general accordance with GD05 and any amendments to this document, except where a higher

standard is detailed in the documents referred to in conditions above, in which case the higher standard must apply.

57. No earthworks on the subject site must be undertaken between 01 May and 30 September in any year, without the submission of a 'Request for winter works' for approval to Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

*Advice note:*

*Any 'Request for winter works' will be assessed against criteria in line with the information required to assess a comprehensive application. Principally that will focus on the level of risk, the propensity to manage that risk with contingency planning and a 'track record' of good compliance with consent requirements. Each 'Request for winter works' submitted, should include the following:*

- *Description of works proposed to be undertaken between 01 May and 30 September and the duration of those works.*
- *Details of proposed measures to prevent sediment discharge from these specific works, particularly during periods of heavy rainfall.*
- *Details of area(s) already stabilised.*
- *Revised erosion and sediment control plan detailing stabilisation to date and timeline/staging boundaries showing proposed progression of stabilisation.*
- *Contact details for contractor who will undertake stabilisation of the site including date(s) expected on site.*
- *Alternatives/contingencies proposed if the contractor referred to above becomes unavailable.*
- *Details of site responsibilities, specifically who is responsible for erosion and sediment controls and stabilisation processes over the specified period.*

58. All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented
59. Except for as provided for by this consent, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks, demolition and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.
60. All materials and equipment must be stored within the subject site's boundaries unless written permission is granted from Auckland Transport for specific storage in the road reserve.

61. The proposed earthworks and construction works must not alter the overland flow path entry and exit points at the subject site.
62. An 'as-built' drawing from an engineer showing the final contours of the site must be provided on a CAD plan to the Council within ten (10) working days following completion.
63. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
64. Earthworks must be supervised by a suitably qualified geotechnical engineering professional (who is familiar with Geotechnical Factual Report (reference: 3126447-1760936121-4220, revision: 2, dated: 30 June 2021) and Geotechnical Interpretative Report by Beca Limited (reference: 3126447-1760936121-5182, revision: 2, dated: 16 July 2021)). In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.
65. Earthworks must follow the recommendations of Geotechnical Factual Report (reference: 3126447-1760936121-4220, revision: 2, dated: 30 June 2021) and Geotechnical Interpretative Report by Beca Limited (reference: 3126447-1760936121-5182, revision: 2, dated: 16 July 2021). The consent holder must provide verification in writing from an engineer to the Council, that the recommendations of the Geotechnical Factual Report (reference: 3126447-1760936121-4220, revision: 2, dated: 30 June 2021) and Geotechnical Interpretative Report by Beca Limited (reference: 3126447-1760936121-5182, revision: 2, dated: 16 July 2021) have been implemented on site. This must be provided no later than two weeks after earthworks have been completed. All details in the written statement must be to the satisfaction of the Council.
66. Within 20 working days from the completion of earthworks, a Geotechnical Completion Report (including a statement of professional opinion for the suitability of the site for the intended development) signed by the Chartered Professional Geotechnical Engineer or Chartered Engineering Geologist must be provided to the Council. The Geotechnical Completion Report must include (but not to be limited to):
  - Earthworks operations (e.g. excavations, batters, fill compaction)
  - Testing
  - Inspections
  - Soil Expansivity
  - Foundation requirements

The Geotechnical Completion Report must be to the satisfaction of the Council.

*Advice note:*

*Additional geotechnical investigations may be required for final design for Building Consent.*

*Further investigation/testing may be required to determine soil expansivity.*

## **Flooding**

67. The consent holder must engineer a flowpath to provide for Outfall #5 through 119A Carrington Road (Lot 1 DP 531496) in general accordance with Drawing Outfall 05 Overland Flow Path Indicative Details by Beca (number: 3126447-CA-K148, revision: B, dated: 1 February 2022 and provide freeboard to floor levels of the existing buildings directly adjacent to the flowpath in accordance with the Auckland Stormwater Code of Practice Version 3 guidelines. Evidence of completing this must be by engineering certification reporting and 'as-built' drawing of the completed flood protection works. The as-built plan must include cross sections of the overland flow path channel. This must be provided within 20 working days from the completion of works.
68. The overland flow path must maintain the capacity and entry and exit points as identified in Memo RE: Overland Flow Impact Assessment by Beca Limited (reference: 3126447-1760936121- 15261, dated: 17 December 2021) and Outfall 05 Overland Flow Path Indicative Details by Beca (drawing number: 3126447-CA-K148, revision: B, dated: 1 February 2022) and be kept free of all obstructions at these locations e.g. buildings and solid fences.

*Advice note:*

*An encumbrance will be required to maintain the overland flow paths and flood plains where these will be retained as part of the future development of the site.*

*Further information may be requested for as part of the Engineering Plan Approval process including but not limited to a peer review of the calculated velocities within the road reserve.*

*Please send documents required as a condition of consent for 'The Council' to: [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz)*

69. The consent holder must engineer all road carriageways such that the 1% AEP floodwaters do not exceed 300 mm depth. Evidence of completing this must be engineering certification reporting and 'as-built' drawing of the completed works. The as-built plan must include cross sections of the 1% AEP flood levels and road carriageway. This must be provided to the satisfaction of the Council within 20 working days from the completion of works.

## **Works to former Oakley Hospital Main Building**

70. The nominated heritage specialist must record and log the on-going compliance with the relevant conditions of this consent. This log must be provided to the Council at monthly intervals, or upon request.
71. A Photographic record and Archival building record must be created of sections AE, BE, and BD of the former Oakley Hospital Building before any demolition or salvaging of heritage fabric commences, and during the construction process.



- a) Photographs must be taken by a professional photographer or nominated heritage specialist to record as much of the heritage fabric of these wings as reasonably practicable. This must at a minimum include a photographic record of the demolition/deconstruction process of the building with “before”, “during” and “after” photographs.
- b) The wings must also be recorded to a comprehensive standard consistent with the “Level II” standards prescribed in Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series: Number 1 – Investigation and Recording of Buildings and Standing Structures (November 2018), (available at [www.heritage.org.nz/protecting-heritage/archaeology/archaeological-guidelines-and-templates](http://www.heritage.org.nz/protecting-heritage/archaeology/archaeological-guidelines-and-templates)).

These photographs and reports must be submitted to the Council within two months following completion of the works.

72. In the event that any modifications to the proposed works to the former Oakley Hospital Main Building are required, as a result of new information and/or site discovery, that will not result in an application under section 127 of the RMA, the following information must be provided:
- a) Plans and drawings outlining the details of the modifications; and
  - b) Supporting information that details how the proposed changes do not result in any increase in adverse effects on the heritage values of the place.

All information must be submitted to and certified by the Council as being within scope of this resource consent, prior to implementation.

*Advice note:*

*All proposed changes must be discussed with the Team Leader Built Heritage Implementation, prior to implementation. Any changes to the proposal which will result in a change in effect will require an application to the council under section 127 of the RMA and/or signage should be installed in public spaces within the ground floor area prior to occupation of the building.*

## **Roading**

- 73. Spine Road, Farm Road, Gate 1 Road and Gate 2 Road are to be constructed in general accordance with the submitted plans. Works are to be implemented at the cost of the consent holder unless an alternative funding arrangement is agreed separately with Auckland Council.
- 74. All existing vehicle crossings which are affected by new roads must be designed and formed to Auckland Transport’s Transport Design Manual. This must be undertaken at the consent holder’s expense and to the satisfaction of the Council.
- 75. Where existing vehicle crossings intersect the bi-directional cycle lane, speed calming is to be implemented for those vehicle crossings within the road reserve where the crossing is not located within the ownership of the applicant.

76. The alignment of the bi-directional cycle lane along Spine Road must be located adjacent to the road carriageway.
77. The public roads to be vested in the Council, must be designed, and constructed generally in accordance with the plans forming part of this consent. The detailed design must be to the satisfaction of the Council and approved as part of the Engineering Plan Approval process. Where any discrepancy exists between the Consent plans and the approved EPA plans, the EPA plans will prevail. Works are to be implemented at the cost of the consent holder and must be to the satisfaction of Auckland Council
78. Road markings, road signs, intersection markings, no stopping at all times lines require a resolutions report to be provided to legalise the road and parking controls. A copy of the Resolution from the Traffic Control Committee must be submitted to the Council prior to the commencement of the activity provided for by this consent approval.

*Advice note:*

*Permanent traffic and parking controls as per Condition 78 above are subject to a Resolution approval from Auckland Transport. Changes to traffic / parking controls on the road reserve will require Auckland Transport Traffic Control Committee (TCC) resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC). All costs will be borne by the consent holder.*

*Application details and can be found from the following Auckland Transport website link: <https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls>*

## **Landscaping**

79. Final detailed plans for the landscaping enhancement work within the Historic Heritage Extent of Place to the north of the former Oakley Hospital Main Building (excluding the area immediately adjacent to the building as this area will be needed for future structural strengthening works) must be provided to the Council for certification prior to implementation. The plans and supporting information must include:
  - a) a record of any remaining vestiges of earlier landscaping features within the area, as well as commentary on whether they are able to be retained
  - b) Key design principles that reflect the historic use, form and / or function of the site including but not limited to the axiality of the original driveway and views of the historic building
80. Prior to the completion of works, landscaping within all roads must be implemented in accordance with the plans prepared in accordance with Condition 20, granted engineering plan approvals, the relevant Auckland Council Code of Practice and the following specifications, at the cost of the consent holder and to the satisfaction of the Council:

- a) Good quality topsoil, free of stones and clay lumps, must be used in areas where street planting is to be undertaken, including tree pits.
- b) All grassed and planted areas must be developed and completed with a minimum topsoil depth of 100 mm and 400 mm respectively. If the subsoil below the required depth (400 mm) is hard and compacted, it must be ripped to break up the under layer.
- c) Tree pits must be a minimum of 1,000 mm deep, with subsoil drainage connected to a reticulated system where the subsoil does not provide adequate drainage, and, where practicable, have a soil volume of at least 3 m<sup>3</sup>.
- d) All areas that have been grassed must have at least a 90% strike rate, be in a mow-able condition (maximum gradient of 1:5) and be weed and rubbish free. Areas that are planted must have a maximum gradient of 1:3.
- e) The roads and reserves must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
- f) Should site factors preclude compliance with any of these conditions, the Team Leader Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to their satisfaction.
- g) Grassing must only be undertaken when the weather is suitable (i.e. mild, dull and moist, and when the ground is moist and workable). Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform monitoring staff as soon as practicable.
- h) Planting must, as far as practicable, be undertaken in the recognised planting season (May to September) and be undertaken by a suitably qualified person.

### **Street Landscaping Maintenance**

- 81. Prior to the completion of works, the consent holder must provide for the approval of the Council a Maintenance Plan, for all planting and landscaping to be established on the streetscape. The Maintenance Plan must include:
  - a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.

### **Bonds**

- 82. Prior to the completion of works and in accordance with section 108(2)(b) of the RMA, an unconditional, on demand bond may be entered into where any landscape works required by the conditions of this consent have not been completed in accordance with the final approved landscape plans as required by Condition 20 at the Council's discretion. The bond amount must be 1.5 x the contracted rate of any outstanding works and must be

agreed in consultation with the Parks Planning Team Leader prior to lodging the bond. The liability of the consent holder is not limited to the amount of the bond.

83. Prior to the completion of works, and in accordance with section 108(2)(b) of the RMA, the consent holder must provide the Council a refundable bond in respect of the maintenance of the landscaping works within the streetscapes required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

## **Post works conditions**

### **Landscaping**

84. The landscaping enhancement work within the Historic Heritage Extent of Place of the former Oakley Hospital Main Building must be implemented by the consent holder within six months of the completion of the Gate 1 Roadworks. All works must be carried out in accordance with the final certified landscape plans.

### **Arboriculture**

85. The consent holder must submit a completion memo within 20 working days following completion of the work on site to the Council. The memo must provide confirmation that in the opinion of the works Arborist, any adverse effect on the trees that were to be protected and retained are sufficiently minor that their long term health and viability have not been compromised (or as otherwise assessed by the nominated Arborist, in which case, any instance of non-compliance must be reported in the memo).

### **Works to former Oakley Hospital Main Building**

86. At completion of the construction work to the former Oakley Hospital Main Building, the consent holder must submit a report to Council that includes the log required by Condition 71 and certifies that all works that have been completed in accordance with the requirements of this resource consent. The report must be prepared by the nominated heritage specialist appointed in accordance with Condition 7.

### **Street Landscaping Maintenance**

87. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan commencing on the date that the section 224(c) certificate is issued. Maintenance must be for a two-year period for roads. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
88. If any damage/theft to the planting occurs within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height to the satisfaction of the Parks Planning Team Leader.

## Stormwater Easement

89. Prior to vesting of road assets that connect to Outfall # 5, an easement for the right to drain water over Lot 2 DP 156226 in favour of Auckland Council must be registered. This must be at no cost to the Council. A copy of the updated Computer Register (Record of Title) showing that the easement has been registered must be provided to Council prior to the commencement of any works.

## Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council’s website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: [www.mfe.govt.nz](http://www.mfe.govt.nz).
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
6. An Authority to destroy, damage or modify pre-European Māori shell midden R11/3313 and R11/524; drystone retaining walls R11/2473; and possible occupation associated with asylum milking sheds R11/3336 and piggery R11/2983, within Lots 1, 5 and 6 DP 515012; Lot 3 DP 314949; and Lots 1 and 2 DP 531296 must be obtained from Heritage New Zealand Pouhere Taonga under Section 45 of the Heritage New Zealand Pouhere Taonga Act 2014
7. Stormwater mitigation device and calculations will be assessed at Engineering Plan Approval stage– see Advice note 19 regarding submission of Engineering Plan Approval.
8. The finalised location of connections will be confirmed at Engineering Plan Approval stage.

9. *A survey of the public line and levels should be completed prior to lodgement of Engineering Plan Approval to confirm levels and location.*
10. *Future development must comply with the approved Stormwater Management Plan for this catchment.*
11. *Further assessment on capacity and loading on services (including wastewater, water and stormwater) will be required with future development. This may require the need for upgrading and/or vesting of the relevant lines.*
12. *A completed Watercare Approved Contractor Form must be provided with all new wastewater connections to public lines.*
13. *Watercare Services Ltd is responsible for all new connections to the water and wastewater networks. A service fee will be charged. Please contact Watercare for details and their connection approval. Please note that CCC will not be issued without this approval.*
14. *All new water supply connections to the Watercare supply main needs to be designed in accordance with Watercare Services Ltd.'s Standards and be completed by a Watercare Services Ltd approved contractor. For details, please contact Watercare Services Ltd.*
15. *It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the applicants work in the road reserve. Should any services exist, the applicant should contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from <https://www.beforeudig.co.nz/>.*
16. *All work in the road reserve need to be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport Corridors <http://nzuag.org.nz/national-code/ApprovedNationalCodeFeb13.pdf> and Auckland Transport Design Manual <https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/>*
17. *Prior to carrying out any work in the road corridor, the consent holder needs to submit to Auckland Transport a Corridor Access Request (CAR) and temporary traffic management plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work can not commence until such time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/apply-for-a-car/> and 15 working days should be allowed for approval.*
18. *Any substantial changes to the proposed non-standard vehicle crossing in order to make it safe and fit-for-purpose may also necessitate a s127 application to cancel/vary condition(s) of this resource consent, which will be at the discretion of the Council.*

### **Engineering Plan Approval**

19. *Unless agreed in writing with Council, Road 2 is to include either; additional width or the provision of a rear berm to accommodate stormwater services outside of the*

*road carriageway. The subdivision boundaries may differ slightly from the Scheme Plan provided with this application.*

20. *The consent holder will need to obtain Engineering Plan Approval prior to starting works. This will require the submission of engineering plans (including engineering calculations and specifications). The engineering plans must include, but not be limited to:*
- a) *Detailed design of all roads to be vested in Auckland Council, including parking and vehicle crossings.*
  - b) *Pedestrian facilities across the proposed road network, including pedestrian refuge, footpath width, alignment, pedestrian crossings, surface treatment and pram crossings.*
  - c) *Intersection designs for internal intersections and intersections with Carrington Road, including corner radii.*
  - d) *Tracking for all intersections.*
  - e) *Sight distances from all existing vehicle crossings toward cycle lanes.*
  - f) *Kerb treatment and urban design arrangement on Gate Road 2 (adjoining building 28).*
  - g) *Location of service lines.*
  - h) *Detailed design of stormwater system and devices (raingardens and swales).*
  - i) *Engineering reporting to support the calculated velocity of floodwaters and overland flows through the road reserve.*
  - j) *Detailed design of street lighting, future and other structures/facilities on the roads to be vested with Auckland Transport (including traffic calming devices, tree pits, road markings and street signs).*
  - k) *Visibility assessment of all proposed roads; in particular the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's TDM.*
  - l) *Pavement details and surface treatment for cycle lanes, footpaths and the carriageway.*
  - m) *Detail demonstrating the Spine Road footpath and cycle lane alignment.*
  - n) *Detailed Landscape Planting Plans for all street planting and landscaping on the proposed roads and reserves, including a maintenance programme until the planting is confirmed as established.*
  - o) *Details of fire hydrants to be installed. Any fire hydrants must be designed in accordance with the Council's Water and Wastewater Code of Practice for Land Development and Subdivision.*
21. *If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution*

*process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.*


22. *The engineering plan application forms including fees can be found at the following Auckland Council website: <https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>*

Delegated decision maker:

Name: Tracey Grant

Title: Principal Project Lead, Resource Consents

Signed:

A handwritten signature in blue ink, appearing to read 'Tracey Grant', with a long horizontal flourish extending to the right.

Date: 29 June 2022



# Decision on an application for resource consents under the Resource Management Act 1991



## Decision two – discretionary activity subdivision consent (s11)

<b>Application numbers:</b>	BUN60386272 (Council Reference) SUB60386271 (s11 subdivision consent)
<b>Applicant:</b>	Marutūāhu Rōpū and the Waiohua-Tāmaki Rōpū
<b>Site address:</b>	1, 3, 3A, 81A, 119A, 119B and 139 Carrington Road, Mt Albert
<b>Legal description:</b>	Sect 3 SO 520006 – 1 Carrington Road Lot 2 DP 531494 – 3 Carrington Road Lot 1 DP 531494 – 3A Carrington Road Lot 2 DP 156226 – 81A Carrington Road Lot 1 DP 531496 – 119A Carrington Road Lot 2 DP 531496 – 119B Carrington Road Lot 1 DP 515021 – 139 Carrington Road

### **Proposal:**

To undertake a subdivision around an approved land use consent for public roads to enable vesting of the roads with Auckland Council.

Resource consent is required for the following reasons:

## Subdivision consent (s11) – SUB60386271

### Auckland Unitary Plan (Operative in part)

#### **Subdivision (operative plan provisions)**

##### *D17 Historic Heritage Overlay*

- To subdivide land within the scheduled extent of place of a Category A historic heritage building is a discretionary activity under rule D17.4.1(A17).

##### *Subdivision - Urban*

- To subdivide a site with two or more zones is a restricted discretionary activity under rule E38.4.1(A7).
- To subdivide land within the 1% AEP flood plain and land that may be subject to instability is a restricted discretionary activity under rule E38.4.1(A11).

- To subdivide around existing buildings and development within business zones complying with Standard E38.9.2.2 is a restricted discretionary activity under rule E38.4.3(A34). All lots contain existing lawfully established buildings excluding Lot J.
- To undertake vacant site subdivision in a business zone complying with Standard E39.9.2.3 is a restricted discretionary activity under rule E38.4.3(A35). Lot J will be a vacant site.

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consents. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 106 and Part 2 of the RMA, the resource consent is **GRANTED**.

## Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
  - a. The subdivision is proposed around roading and infrastructure approved under land use consent LUC60386272. The subdivision is necessary to enable the vesting of the new roads with the Council. These works also amend boundary lines and in some cases create new lots due to the location of the proposed roads through this brownfield site.
  - b. The proposed subdivision includes establishing a vacant lot for a future civic space (private or public), which is of a sufficient size for this proposed use. While the subdivision is across multiple zones it does not challenge future development of the split zoned land due to activities to be retained and the overall size of the sites.
  - c. The subdivision boundary will follow that of the proposed road alignment adjacent to the former Oakley Hospital Category A historic heritage building. The overall works project enables the future use and long-term viability of the place. As the subdivision does not include physical works to the building, it will not result in adverse effects on the heritage values of the building beyond that already assessed as acceptable in the approved land use consent.
  - d. The proposal includes the installation of underground utility services within the new road corridor to provide the trunk water, wastewater and stormwater lines that will be vested as public. Future development will be able to connect to these providing appropriate capacity and connection assessments are undertaken at the time of that development.
  - e. The overall roading layout is generally considered appropriate to vest. The subdivision in itself does not generate or facilitate additional traffic. Such traffic will be addressed as part of the future development of the land and has been considered in the required and approved Integrated Transport Assessment for the wider site.

- f. In terms of natural hazards, there is no change from that which was assessed under the land use application. The works will not result in undue instability and that there will be no upstream or downstream capacity adverse effects. The flood levels on site are suitable for the nature of the works.
  - g. In terms of positive effects, the proposed subdivision establishing public roads will assist in enabling the future redevelopment of the surrounding land for residential housing within a central Auckland location.
  - h. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular the proposal is consistent with the objectives and policies of the following relevant chapters of the Auckland Unitary Plan (Operative in part):

*Chapter D17 Historic Heritage Overlay*

The proposed subdivision within the extent of place of the Carrington Hospital, Category A building is necessary to enable the vesting of the road that has been approved as part of the earlier land use consent. The proposed subdivision will not result in any additional or changed effects beyond that addressed as part of the approved land use consent. The subdivision will not detract from the values for which the building was scheduled, and due to the overall works the historic heritage building will be upgraded with improved and cohesive landscaping around it ensuring it retains its value and sense of place.

*Chapter E38 Subdivision*

The proposed subdivision is around roading and infrastructure works approved by land use consent LUC60386272 to enable these to be vested. The subdivision is part of the initial works to enable future development of the surrounding land for residential purposes but does not in itself establish such lots for development. The subdivision does not result in any difference of effects beyond that assessed in the land use consent. In particular there will be no increased risk in relation to natural hazards. The subdivision retains and ensures the ongoing protection of the former Oakley Hospital Category A historic heritage building. While the subdivision involves sites with split zoning this is due to the underlying mix of zoning across the wider site and the location of the proposed road corridor, it does not impact on the ability to develop the differently zoned land in the future. The vacant lot created will be a future civic open space providing benefit to the future local community. The land use consent confirmed the public infrastructure in the road corridors was acceptable and that cohesive landscaping is proposed across the road corridors. The roads have been designed to provide appropriate pedestrian and cyclist facilities and includes lighting and street furniture.

- 3. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
- 4. In terms of s106 of the RMA the proposal is not considered to give rise to significant risk from natural hazards as the works have been designed to accommodate and not

exacerbate the existing flood plains on the site, nor will the works result in instability. Sufficient provision has been made for legal and physical access to the existing and newly created allotments due to the new roads vesting with the Council. Accordingly, Council is able to grant this subdivision consent subject to the conditions below.

5. In the context of this discretionary activity subdivision, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will have actual and potential effects that are acceptable and is consistent with the objectives and policies of the Auckland Unitary Plan (Operative in part). For the same reasons the proposal is consistent with Part 2 of the RMA. Therefore consent can be granted subject to the conditions below.

## Conditions

All conditions contained in this decision must be complied with at time of s224(c). The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the consent holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

Under sections 108, 108AA and 220 of the RMA, this consent is subject to the following conditions:

### General conditions

1. The vesting of roads and associated subdivision must be as described in the application form and assessment of environmental effects titled "Carrington Backbone Works" prepared by Tattico Limited, dated 2021, and must be carried out in accordance with the plans and information detailed below, and all referenced by the Council as consent number SUB60386271 of BUN60386270.

Report title and reference	Author	Rev	Dated
Carrington Development Backbone Works – Preliminary Design – Civil Design Report	Beca	5	31 August 2021
Streetscape – Backbone Works Carrington – Landscape Preliminary Design – Resource Consent Issue	Boffa Miskell	6	August 2021
Former Carrington Hospital Site – Proposed Infrastructure A Heritage Impact Assessment	Dave Pearson Architects		August 2021
Arboricultural Assessment Report	ArborConnect	3	31 August 2021
Carrington Backbone Works project: archaeological assessment	CFG Heritage		12 August 2021

Carrington Backbone Works Resource Consent – Acoustics	Marshall Day Acoustics	4	6 December 2021
Carrington Backbone Works Project Ecological Assessment	Boffa Miskell	1	26 July 2021
Carrington Backbone Works Geotechnical Factual Report	Beca	2	30 June 2021
Carrington Backbone Works Geotechnical Interpretative Report	Beca	2	16 July 2021
Overland Flow Impact Assessment Memo	Beca		17 December 2021
Carrington Backbone Works: archaeological works plan	CFG Heritage		28 November 2021

Drawing title and reference	Author	Rev	Dated
Survey Scheme Plan Showing Eventual Roads to Vest and New Easements – 3126447-CA-8003	Beca	D	03.06.22
Site Clearance & Demolition Overall Layout – 3126447-CA-2100	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 1 – 3126447-CA-2101	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 2 – 3126447-CA-2102	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 4 – 3126447-CA-2104	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 5 – 3126447-CA-2105	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 6 – 3126447-CA-2106	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 7 – 3126447-CA-2107	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 8 – 3126447-CA-2108	Beca	E	31.08.21
Site Clearance & Demolition Layout Sheet 9 – 3126447-CA-2109	Beca	E	31.08.21
Cut/Fill Contour Overall Layout – 3126447-CA-2200	Beca	E	31.08.21
Cut/Fill Contour Layout Sheet 1 – 3126447-CA-2201	Beca	E	31.08.21
Cut/Fill Contour Layout Sheet 2 – 3126447-CA-2202	Beca	E	31.08.21
Cut/Fill Contour Layout Sheet 4 – 3126447-CA-2204	Beca	E	31.08.21
Cut/Fill Contour Layout Sheet 5 – 3126447-CA-2205	Beca	G	25.02.22

Cut/Fill Contour Layout Sheet 6 – 3126447-CA-2206	Beca	G	25.02.22
Cut/Fill Contour Layout Sheet 7 – 3126447-CA-2207	Beca	E	31.08.21
Cut/Fill Contour Layout Sheet 8 – 3126447-CA-2208	Beca	E	31.08.21
Cut/Fill Contour Layout Sheet 9 – 3126447-CA-2209	Beca	E	31.08.21
Roading Overall Layout – 3126447-CA- 3100	Beca	E	31.08.21
Roading Layout Sheet 1 – 3126447-CA- 3101	Beca	E	31.08.21
Roading Layout Sheet 2 – 3126447-CA- 3102	Beca	E	31.08.21
Roading Layout Sheet 4 – 3126447-CA- 3104	Beca	E	31.08.21
Roading Layout Sheet 5 – 3126447-CA- 3105	Beca	E	31.08.21
Roading Layout Sheet 6 – 3126447-CA- 3106	Beca	E	31.08.21
Roading Layout Sheet 7 – 3126447-CA- 3107	Beca	E	31.08.21
Roading Layout Sheet 8 – 3126447-CA- 3108	Beca	E	31.08.21
Roading Layout Sheet 9 – 3126447-CA- 3109	Beca	E	31.08.21
Roading Longitudinal Sections Sheet 1 – 3126447-CA-3201	Beca	E	31.08.21
Roading Longitudinal Sections Sheet 2 – 3126447-CA-3202	Beca	E	31.08.21
Roading Longitudinal Sections Sheet 3 – 3126447-CA-3203	Beca	E	31.08.21
Roading Longitudinal Sections Sheet 4 – 3126447-CA-3204	Beca	E	31.08.21
Roading Typical Cross Sections Sheet 1 – 3126447-CA-3231	Beca	E	31.08.21
Roading Typical Cross Sections Sheet 2 – 3126447-CA-3232	Beca	E	31.08.21
Roading Typical Cross Sections Sheet 3 – 3126447-CA-3233	Beca	E	31.08.21
Roading Typical Cross Sections Sheet 4 – 3126447-CA-3234	Beca	E	31.08.21
Roading Typical Cross Sections Sheet 5 – 3126447-CA-3235	Beca	E	31.08.21

Roading Typical Cross Sections Sheet 6 – 3126447-CA-3236	Beca	E	31.08.21
Roading Typical Cross Sections Sheet 7 – 3126447-CA-3237	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 1 – 3126447-CA-3251	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 2 – 3126447-CA-3252	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 3 – 3126447-CA-3253	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 4 – 3126447-CA-3254	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 5 – 3126447-CA-3255	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 6 – 3126447-CA-3256	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 7 – 3126447-CA-3257	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 8 – 3126447-CA-3258	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 9 – 3126447-CA-3259	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 10 – 3126447-CA-3260	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 11 – 3126447-CA-3261	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 12 – 3126447-CA-3262	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 13 – 3126447-CA-3263	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 14 – 3126447-CA-3264	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 15 – 3126447-CA-3265	Beca	E	31.08.21
Roading Detailed Cross Sections Sheet 16 – 3126447-CA-3266	Beca	E	31.08.21
Stormwater Overall Layout – 3126447-CA-4100	Beca	E	31.08.21
Stormwater Layout Sheet 1 – 3126447-CA-4101	Beca	E	31.08.21
Stormwater Layout Sheet 2 – 3126447-CA-4102	Beca	E	31.08.21
Stormwater Layout Sheet 4 – 3126447-CA-4104	Beca	E	31.08.21

Stormwater Layout Sheet 5 – 3126447-CA-4105	Beca	E	31.08.21
Stormwater Layout Sheet 6 – 3126447-CA-4106	Beca	E	31.08.21
Stormwater Layout Sheet 7 – 3126447-CA-4107	Beca	E	31.08.21
Stormwater Layout Sheet 8 – 3126447-CA-4108	Beca	E	31.08.21
Stormwater Layout Sheet 9 – 3126447-CA-4109	Beca	E	31.08.21
Stormwater Details Sheet 1 – 3126447-CA-4301	Beca	E	31.08.21
Stormwater Details Sheet 2 – 3126447-CA-4302	Beca	E	31.08.21
Wastewater Overall Layout – 3126447-CA-5100	Beca	E	31.08.21
Wastewater Layout Sheet 1 – 3126447-CA-5101	Beca	E	31.08.21
Wastewater Layout Sheet 2 – 3126447-CA-5102	Beca	E	31.08.21
Wastewater Layout Sheet 4 – 3126447-CA-5104	Beca	E	31.08.21
Wastewater Layout Sheet 5 – 3126447-CA-5105	Beca	E	31.08.21
Wastewater Layout Sheet 6 – 3126447-CA-5106	Beca	E	31.08.21
Wastewater Layout Sheet 7 – 3126447-CA-5107	Beca	E	31.08.21
Wastewater Layout Sheet 8 – 3126447-CA-5108	Beca	E	31.08.21
Wastewater Layout Sheet 9 – 3126447-CA-5109	Beca	E	31.08.21
Water Reticulation Overall Layout – 3126447-CA-6100	Beca	E	31.08.21
Water Reticulation Sheet 1 – 3126447-CA-6101	Beca	E	31.08.21
Water Reticulation Sheet 2 – 3126447-CA-6102	Beca	E	31.08.21
Water Reticulation Sheet 4 – 3126447-CA-6104	Beca	E	31.08.21
Water Reticulation Sheet 5 – 3126447-CA-6105	Beca	E	31.08.21
Water Reticulation Sheet 6 – 3126447-CA-6106	Beca	E	31.08.21



Water Reticulation Sheet 7 – 3126447-CA-6107	Beca	E	31.08.21
Water Reticulation Sheet 8 – 3126447-CA-6108	Beca	E	31.08.21
Water Reticulation Sheet 9 – 3126447-CA-6109	Beca	E	31.08.21
Power Overall Layout – 3126447-CA-7200	Beca	E	31.08.21
Power Layout Sheet 1 – 3126447-CA-7201	Beca	E	31.08.21
Power Layout Sheet 2 – 3126447-CA-7202	Beca	E	31.08.21
Power Layout Sheet 4 – 3126447-CA-7204	Beca	E	31.08.21
Power Layout Sheet 5 – 3126447-CA-7205	Beca	E	31.08.21
Power Layout Sheet 6 – 3126447-CA-7206	Beca	E	31.08.21
Power Layout Sheet 7 – 3126447-CA-7207	Beca	E	31.08.21
Power Layout Sheet 8 – 3126447-CA-7208	Beca	E	31.08.21
Power Layout Sheet 9 – 3126447-CA-7209	Beca	E	31.08.21
Communications Overall Layout – 3126447-CA-7300	Beca	E	31.08.21
Communications Layout Sheet 1 – 3126447-CA-7301	Beca	E	31.08.21
Communications Layout Sheet 2 – 3126447-CA-7302	Beca	E	31.08.21
Communications Layout Sheet 4 – 3126447-CA-7304	Beca	E	31.08.21
Communications Layout Sheet 5 – 3126447-CA-7305	Beca	E	31.08.21
Communications Layout Sheet 6 – 3126447-CA-7306	Beca	E	31.08.21
Communications Layout Sheet 7 – 3126447-CA-7307	Beca	E	31.08.21
Communications Layout Sheet 8 – 3126447-CA-7308	Beca	E	31.08.21
Communications Layout Sheet 9 – 3126447-CA-7309	Beca	E	31.08.21
Outfall 05 Overland Flow Path Indicative Details – 3126447-CA-K148	Beca	B	01.02.22
Stormwater Alternative Layout Plan Outfall 03 in WDHB – 3126447-CA-K137	Beca	B	27.01.22

Stormwater Catchment Plan Existing – 1% ARI – 3126447-CA-K088	Beca	C	01.11.21
Stormwater Catchment Plan Proposed – 1% ARI – Option E - 3126447-CA-K117	Beca	C	19.11.21
Overland Flow Road Profile Capacity Sketch - 3126447-CA-K128	Beca	B	19.11.21
Overland Flow Ponding Depths Sketch – 3126447-CA-K129	Beca	C	
Stormwater Treatment Device Catchment Plan – 3126447-CA-K138	Beca	A	08.12.21
Stormwater Treatment Flow Discharge Details to RG-1.5.1 – 3126447-CA-K139	Beca	A	08.12.21
Sheet 01 – Gate 1 Road	Boffa Miskell		30.08.21
Sheet 02 – Gate 1 Road	Boffa Miskell		30.08.21
Sheet 03 – Spine Road - Gate 1 Road	Boffa Miskell		30.08.21
Sheet 04 – Spine Road + Gate 2 Road Intersection	Boffa Miskell		30.08.21
Sheet 05 – Spine Road + Gate 3 Road Intersection	Boffa Miskell		30.08.21
Sheet 06 – Spine Road	Boffa Miskell		30.08.21
Sheet 08 – Gate 3 Road	Boffa Miskell		30.08.21
Sheet 09 – Gate 3 Road	Boffa Miskell		30.08.21
Sheet 10 – Gate 2 Road	Boffa Miskell		30.08.21
Open Space Strategy – Northern Open Space – Landscape Plan	Boffa Miskell		30.08.21
Open Space Strategy – Civic Space – Landscape Plan	Boffa Miskell		30.08.21
Materials and Furniture Strategy	Boffa Miskell		30.08.21
Street Tree Placement Strategy	Boffa Miskell		30.08.21
Typical Tree Pit Detail	Boffa Miskell		30.08.21
Street Tree Species Strategy	Boffa Miskell		30.08.21
Vegetation Strategy	Boffa Miskell		30.08.21
Other additional information	Author	Rev	Dated
Letter titled “Carrington Backbone Works – Response to s92 request (BUN60386270 / LUC60386272 / SUB60386271 / WAT60386606)”	Tattico		2 November 2021
Letter titled “BUN60386270 – Carrington Backbone Works, Response to Arboricultural Matters”	Tattico		6 December 2021
Letter titled “Carrington – Backbone Works Carrington Backbone Works –	Beca		20 December 2021

BUN60386270 – Section 92 Response  
additional queries – Geotechnical

Email titled “Carrington Backbone – stormwater responses from Beca”	Ross Cooper, Tattico	13 December 2021
Email titled “RE: Carrington Backbone – stormwater and flooding requests	Ross Cooper, Tattico	24 January 2022
Letter titled “(Former) Carrington Hospital (Oakley Hospital)” 1, 3, 3A, 81A, 119A, 119B and 139 Carrington Road, Auckland List No. 96 / Cat. 1	Heritage New Zealand Pouhere Taonga	22 March 2022
Email titled “RE: BUN60386270 – 1 Carrington Road – AT Matters”	Dale Paice, Beca	31 March 2022

**Advice Note:**

- *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
  - *Details and specifications for the provision of infrastructure (e.g., public/ private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a separate Engineering Plan Approval (EPA) and/or Building Consent approval process.*
  - *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g., detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent (under section 127 of the Resource Management Act 1991) or a new consent.*
  - *Similarly, should the detailed design stage demonstrate that additional reasons for consent are triggered (e.g., after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
  - *It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*
2. Under section 125 of the RMA, this consent lapses five years after the date it is granted (“the lapse date”) unless:
- a. A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or

- b. An application under section 125 of the RMA is made to the Council before the lapse date to extend the period after which the consent lapses and the Council grants an extension.

### **Survey plan approval (s223) conditions**

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled 'Survey Scheme Plan Showing Eventual Roads to Vest and New Easements', prepared by Beca, dated 03/06/2022. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, , and any areas subject to other covenants required by this subdivision consent.
4. The right(s)-of-way and any services easements and/or easements in gross over parts of Lot(s) A, B, C, D, E, H, I, J and Sections 1, 2, 3 and 4 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted, or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.
5. All of the proposed roads shown on the approved plan titled 'Survey Scheme Plan Showing Eventual Roads to Vest and New Easements' must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.

### **Section 224(c) compliance conditions**

6. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUB60386271 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
  - a. a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.

#### **Engineering Plan Approval**

7. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is 224c component) to Council.

#### **Existing Connections**

8. A copy of an updated private drainage "as-built" plan signed by a registered certifying drainlayer must be provided to the Council prior to 224c issue. The "As-built" plan must show that each Lot is serviced for stormwater and wastewater drainage.
9. The consent holder must ensure the surveyor certifies that all private drains are contained within the existing easements shown on the survey plan.

#### *Advice Notes*

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is Auckland Council Healthy Waters.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *Future development may require assessment and vesting of public stormwater and wastewater lines for serviceability.*

### **Stormwater**

10. The consent holder must design and construct connections to the public stormwater reticulation network to serve the public road network in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### *Advice Notes*

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is Auckland Council Healthy Waters.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

### **Outfall**

11. The consent holder must design and construct stormwater outfall structures in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### *Advice Notes*

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *Please be aware of any other conditions and requirements pertaining to this outfall, including regional consenting conditions and requirements.*

### **Utilities**

12. The consent holder must make provision for telecommunications and electricity to all Lots in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### *Advice Notes*

- *The consent holder may also provide gas servicing to the Lots but this is not a requirement, and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.*
- *Please note that with future development and consents, service boxes are required to be accommodated within indented areas (into boundaries) for utility connections to keep them out of footpaths due to the lack of rear berms. This will require fences/other structures to be set back a minimum of 0.5 m from the back of the footpath.*

#### **Flooding**

13. The consent holder must construct the overland flow path on Lot H in general accordance with the recommendation of Memo RE: Overland Flow Impact Assessment by Beca Limited (reference: 3126447-1760936121- 15261, dated: 17 December 2021) and Outfall 05 Overland Flow Path Indicative Details by Beca (drawing number: 3126447-CA-K148, revision: B, dated: 1 February 2022) and provide freeboard to floor levels of existing buildings located adjacent to the proposed overland flow path in accordance with the Auckland Stormwater Code of Practice Version 3 guidelines. Evidence must be provided to ensure continuity of overland flow is maintained and contained through designed channels, and that the stability of the site and neighbouring properties is protected. The following evidence must be provided when applying for a certificate under section 224(c) of the RMA:

The consent holder must provide an as-built plan, long section, and cross-sections, prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineering professional to demonstrate that the completed overland flow path meets the design requirements.

14. Lots A, B, C, D, E, H, I, J and Sections 1, 2, 3 and 4 are subject to 1 in 100-year overland flow and flood plain. There must be no obstruction of the constructed overland flow path or flood plain with any fencing, object, impermeable landscaping, building, or structure.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots A, B, C, D, E, H, I, J and Section 3 to ensure that it is complied with on a continuing basis.

15. The consent holder must engineer road carriageway such that the 1% AEP floodwaters do not exceed 300 mm depth. Evidence of completing this must be engineering certification reporting and 'as-built' drawing of the completed works. The as-built plan must include cross-sections of the 1% AEP flood levels and road carriageway prepared by a suitably qualified engineering professional to demonstrate that the completed overland flow path meets the design requirements.

#### *Advice Notes*

- *Further information may be requested for as part of the Engineering Plan Approval process including but not limited to a peer review of the calculated velocities within the road reserve.*

### **Geotechnical**

16. A Geotechnical Completion Report from a suitably qualified and experienced geotechnical professional to confirm that Lots B, C, D and J are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Development on Lots B, C, D and J must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

### **As-built Plans and Certification**

17. Prior to the issue of the 224(c) certificate, the consent holder must provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within the streetscape, in CAD and pdf form in accordance with the Development Engineering As-built requirements, including the following details:
  - a) Asset names.
  - b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting, species and number of plants.
  - c) All underground services, irrigation and drainage.
  - d) All paint colours, graffiti coatings, pavers and concrete types with names of products to be included on the assets schedule.

### **Consent notices**

18. Pursuant to section 221 of the Resource Management Act, the following consent notices must be registered against the Record of Title to Lots B and C:

All fencing, structure, hedging or planting must be set back a minimum of 0.5m from the boundary adjoining Gate 2 Road. This applies where rear berms are not provided along Gate 2 Road.

All accessways over Gate 2 Road must include a pedestrian visibility splay on both sides of the proposed vehicle crossing(s). any boundary fencing and/or landscaping within the visibility splay areas of 5m x 2m (5m on either side of the driveway within the site and 2m on both sides of the front boundary from the edge of the crossing) must not exceed 900mm or alternatively must be at least 80% visually permeable. This applies where rear berms are not provided along Gate 2 Road.

## **Advice notes**

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*

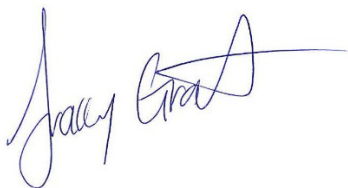
2. *For more information on the resource consent process with Auckland Council see the council's website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: [www.mfe.govt.nz](http://www.mfe.govt.nz).*
3. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *Unless agreed in writing with Council, Road 2 will most likely to be required to be amended through the EPA process with Council. These changes may include, additional width, the provision of a rear berm to accommodate stormwater services outside of the road carriageway, or via stormwater manholes located outside the carriageway of Road 2. The subdivision boundaries may differ slightly from the Scheme Plan provided with this application, and depending on the degree of the change required, you may require an in accordance approval in writing from the Council or a variation to consent conditions.*

Delegated decision maker:

Name: Tracey Grant

Title: Principal Project Lead, Resource Consents

Signed:



Date: 29 June 2022



## Resource Consent Notice of Works Starting

Please email this form to [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

<b>Site address:</b>				
<b>AREA (please tick the box)</b>	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
<b>Resource consent number:</b>			<b>Associated building consent:</b>	
<b>Expected start date of work:</b>			<b>Expected duration of work:</b>	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

<b>Signature:</b> Owner / Project Manager (indicate which)	<b>Date:</b>
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

**SAVE \$\$\$ minimise monitoring costs!**

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.